



Legislation Details (With Text)

File #:	18-223	Version:	1
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File created:	8/21/2018	In control:	City Council
On agenda:	9/4/2018	Final action:	
Title:	Consider a resolution approving a Site Plan Amendment for Braum's, a proposed 6,094 square-foot restaurant with drive-thru on an approximately 1.45-acre tract of land, located on the north side of Keller Parkway (F.M. 1709), approximately 1,000 feet east of Town Center Lane, being Lot 1, Block A, Braum's Addition, at 1221 Keller Parkway, and zoned TC (Town Center). Retail Buildings Inc., owner. Braum's Ice Cream, applicant/developer. (SP-18-0018)		
Attachments:	1. 090418_ProposedResolution, 2. 090418_Braums_StaffAttachment_BraumsApprovedSitePlan, 3. 090418_Braums_Maps, 4. 090418_Braums_ExhibitA_SitePlan, 5. 090418_Braums_ExhibitA_LandscapePlan, 6. 090418_Braums_ExhibitA_PhotometricPlan, 7. 090418_Braums_ExhibitA_Elevations(Color), 8. 090418_Braums_ExhibitA_DumpsterEnclosureDetails		

Date	Ver.	Action By	Action	Result
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To: Mark R. Hafner, City Manager

From: Katasha Smithers, Planner I

Subject:

Consider a resolution approving a Site Plan Amendment for Braum's, a proposed 6,094 square foot square-foot restaurant with drive-thru on an approximately 1.45-acre tract of land, located on the north side of Keller Parkway (F.M. 1709), approximately 1,000 feet east of Town Center Lane, being Lot 1, Block A, Braum's Addition, at 1221 Keller Parkway, and zoned TC (Town Center). Retail Buildings Inc., owner. Braum's Ice Cream, applicant/developer. (SP-18-0018)

Property Description:

Located on an approximately 1.45-acre tract of land, located on the northeast corner of the Keller Parkway (F.M. 1709) and Keller Smithfield Road intersection, being Lot 1, Block A, Braum's Addition, at 1221 Keller Parkway.

Owner:

Retail Buildings Inc.

Applicant/Developer:

Braum's Ice Cream

Engineer:

Grubbs Consulting, LLC

Current Zoning:

TC (Town Center)

Background:

The zoning on this property was established with the City-wide rezoning in 1992.

On September 20, 2016, a Specific Use Permit (SUP) was approved by Ordinance No. 1832 with the following conditions.

1. A Specific Use Permit for Braum's, a proposed 5,990 square- foot restaurant with drive- thru, within the TC (Town Center) zoning district shall be allowed.
2. The variance request to Section 8.02 P.4.c. of the UDC to allow a flat roof shall be allowed.

On October 17, 2017, City Council approved Braum's Site Plan by Resolution No. 3932

On November 27, 2017, the Planning and Zoning Commission approved the Preliminary Site Evaluation for Braum's.

On December 11, 2017, the Planning and Zoning Commission approved Braum's Addition.

Analysis:

The applicant is not requesting any variances to the Town Center Zoning or Design Standards. All aspects are consistent with the approved Specific Use Permit and TC (Town Center) zoning district standards.

Landscaping:

Buffers

Section 8.03 (P.4.f.2) states "Rufe Snow Drive and Keller-Smithfield Road shall have a single row of Red Oaks, minimum four-inch (4") caliper, thirty feet (30') on center planted within the landscaping easement." This is provided.

A ten foot (10') buffer to adjacent commercial properties with canopy trees planted based on mature canopy width is required and provided.

Adjacent to residential

The Town center district requires a thirty foot (30') landscape buffer with canopy trees planted based on mature canopy width, and eight foot (8') screening wall, and five gallon dwarf yaupon hollies every five feet (5') on center. These are provided.

Parking and Building

Landscaping in the parking island is provided per the Town Center standards including landscape islands with canopy trees every twelve (12) parking spaces, twenty-five (25) square feet of landscape per every parking space, and a five foot (5') foundation planting.

Tree Protection:

There are no existing protected trees on site.

Elevations:

Elevations are primarily brick with stone at the bottom and stucco used in various places for accent. Elevations meet the requirements of the UDC. Elevations are similar on all sides of the building and the applicant added windows to the rear portion of the building.

Signage:

All signage will be addressed through a separate sign permit.

Parking:

Forty-five (45) parking spaces are required and forty-seven (47) are provided, including two (2) handicapped spaces.

Lighting:

One (1) ornamental light is required along Keller Parkway (FM 1709) as required per the TC zoning district. Parking lights are also provided. Light levels at the residential property line to the north do not exceed 0.2 foot-candles.

Existing Roadway Access:

Keller Parkway (FM 1709), a six-lane divided arterial street to the south.

Drainage & Utilities:

Preliminary drainage and utility plans have been reviewed by City staff with this application. Additional drainage and utility plans will be reviewed as part of the Civil Engineering Plans.

Surrounding Zoning & Land Uses:

North: Saddlebrook Estates, zoned SF-8.4 (Single Family- 8,400 square foot lot minimums)

South: Commercial Multitenant structures, zoned TC

East: Undeveloped land, Keller Marketplace, Sherwin Williams, Freddy's, zoned TC

West: Undeveloped land, Centerview Office Park, zoned TC

Variances Requested:

The applicant is not requesting any variances with this site plan request.

Summary:

This site plan is consistent with the Specific Use permit approved by Ordinance 1832 and the UDC. As it is located in the Town Center zoning district site plan review by the Planning and Zoning Commission and City Council is required.

The reason for this resubmittal is to change drainage from subsurface to surface, as a cost saving initiative.

Board Opinion:

On August 27, 2018, the Planning and Zoning Commission voted to recommend approval of Braum's Site Plan Amendment by a vote of 7-0.

Professional Opinion:

It is the professional opinion of Staff to **support** this Site Plan.

Alternatives:

The City Council has the following options when considering a Site Plan Amendment with no variances:

- Approve as submitted (with requested variances)

